

RESOLUTION NO. 2007-21 (Riverwalk Condominium Binding Site Plan)

A RESOLUTION, granting preliminary approval of Riverwalk Condominium Binding Site Plan, No. 2007-01”.

WHEREAS, the Wenatchee Planning Commission held an open record hearing on March 21, 2007 at the hour of 5:30 p.m. for the purpose of taking public testimony regarding an application for a binding site plan described on Exhibit “A” attached hereto and incorporated herein as though fully set forth; and

WHEREAS, at the conclusion of the open record hearing on March 21, 2007, the Wenatchee Planning Commission made the following findings of fact:

1. The subject property is located in the Waterfront Mixed Use zoning district within the City of Wenatchee.
2. A complete application was submitted in accordance with Wenatchee Zoning and Subdivision Ordinances, at least thirty (30) days prior to the Planning Commission hearing.
3. Appropriate notice of application and public hearing was sent in accordance with Wenatchee Subdivision Ordinance #3080 and Wenatchee Zoning Ordinance #3070.
4. The application represents a Binding Site Plan resulting in a mixed use development.
5. Consideration has been given to provisions for drainage, roads, alley and other public ways, water supplies, sanitary wastes, parks, playgrounds, fire protection facilities,

school sites and grounds, and other public and private facilities and improvements needed to serve the development.

6. The imposition of the additional condition to the approved binding site plan provides certain assurances of harmony with the surrounding area or its potential future uses.

7. A SEPA Checklist has been submitted with the application materials.

8. Resource Lands and Critical Areas maps have been consulted.

9. The Wenatchee Planning Commission is empowered by Ordinance #3070 and #3080 to consider Binding Site Plan application and forward the recommendation to the Wenatchee City Council.

WHEREAS, at the hearing on March 21, 2007, the Wenatchee Planning Commission made the following conclusions:

1. The proposal, as conditioned, demonstrates consistency with the development standards and procedural requirements of Wenatchee Zoning and Subdivision Ordinances.

2. The proposal, as conditioned, demonstrates consistency with the Wenatchee Urban Area Comprehensive Plan Waterfront Sub Area Plan.

3. The proposal, as conditioned, demonstrates compliance with the Waterfront Mixed Use zoning district development standards.

4. The proposal, as conditioned, demonstrates consistency with adopted levels of service for roads, utilities, fire protection facilities, schools and other public and private facilities needed to serve the development, with assurance of concurrency.

5. With respect to the State Environmental Policy Act, of 1971, as amended, a detailed evaluation of the environmental implication of this project has been done. The evaluation resulted in a declaration of environmental non-significance being entered for the project on February 5, 2007. The findings and conclusions of this declaration process were provided to the Planning Commission and herein adopted by reference.

6. A critical areas analysis is not required for this project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF WENATCHEE** as follows:

SECTION I

The City Council of the City of Wenatchee does hereby adopt the findings and conclusions entered by the Wenatchee Planning Commission on March 21, 2007.

SECTION II

Based upon the findings and conclusions of the Wenatchee Planning Commission and the closed record hearing held on April 12, 2007, the City Council of the City of Wenatchee does hereby approve the preliminary binding site plan of the property described on Exhibit "A" known as the "Riverwalk Condominium Binding Site Plan, No. 2007-01", subject to the following conditions:

1. That the Binding Site Plan be prepared by a licensed professional land surveyor, and along with supporting documentation, be recorded with the Chelan County Auditor prior to occupancy of any buildings.
2. That the Binding Site Plan filing includes any documentation to satisfy the requirements and items as listed in the definition of binding site plan from the Wenatchee Subdivision Ordinance.

3. That the Binding Site Plan conforms to all requirements of the subdivision process for preliminary and final plats as provided for in Wenatchee City Code Chapter 11.16.
4. That prior to issuance of any building permits, the alternate access easement for the Brett & Sons building, the easement for sewer line from River Park to the subject property and the easement for the southern emergency vehicle turnaround location be recorded.
5. An existing water line serving the Brett & Sons building will require an easement across the subject property.
6. Provide any other public or private easements as required by the respective utility purveyors.
7. That the alternate access to Brett & Sons be improved to provide a twenty (20) foot wide all weather surface.
8. That adequate fire apparatus access, turnarounds and fire hydrants be located in accordance with the requirements of the Wenatchee Fire Marshall. Fire flow required at a minimum of 1500 GPM.
9. Any electrical line extensions shall be undergrounded. See Chelan County PUD referral for additional electrical service information.
10. That all requirements noted in the City of Wenatchee Public Works/Engineering Department Binding Site Plan Referral dated February 7, 2007 and signed by Gary Owen, Development Review Engineer, be satisfied in accordance with the standards of the City Engineer.


11. That all landscaping required by the City of Wenatchee Landscaping and Screening Ordinance for the project be installed prior to occupancy of any structure. As an alternative, portions of the landscaping may be bonded for as the project is phased with a plan approved by the Department of Community Development, showing the phasing.

12. That the access roads within the Binding Site Plan be private roads. That the properties located directly to the south and east of the subject property identified as Tax Parcel nos. 23 20 34 857 043, 23 20 34 857 052, 23 20 34 823 080, and 23 20 34 823 085 (the "benefitted parcels") be granted an easement for ingress and egress over and across the private roads with the condition that the benefitted parcels will use and enjoy the easements only if the benefitted parcels are put to a primary use compatible with the subject property, e.g. residential/residential, but not residential/commercial. The easement shall be appurtenant to the benefitted parcels and any adjoining lands that come into common ownership with the benefitted parcels, and if the benefitted parcels are later divided, all parts shall enjoy the benefit of the easement. The easement document shall be approved by the city attorney and recorded with the Binding Site Plan.

13. That the pedestrian gates to the development remain unlocked to provide pedestrian opportunity through the development into the riverfront park.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE, at a regular meeting thereof, this 12 day of April, 2007.


CITY OF WENATCHEE, a Municipal
Corporation

By 
DENNIS JOHNSON, Mayor

ATTEST:

By: 
VICKI REISTER, City Clerk

APPROVED

By: 
STEVE D. SMITH, City Attorney